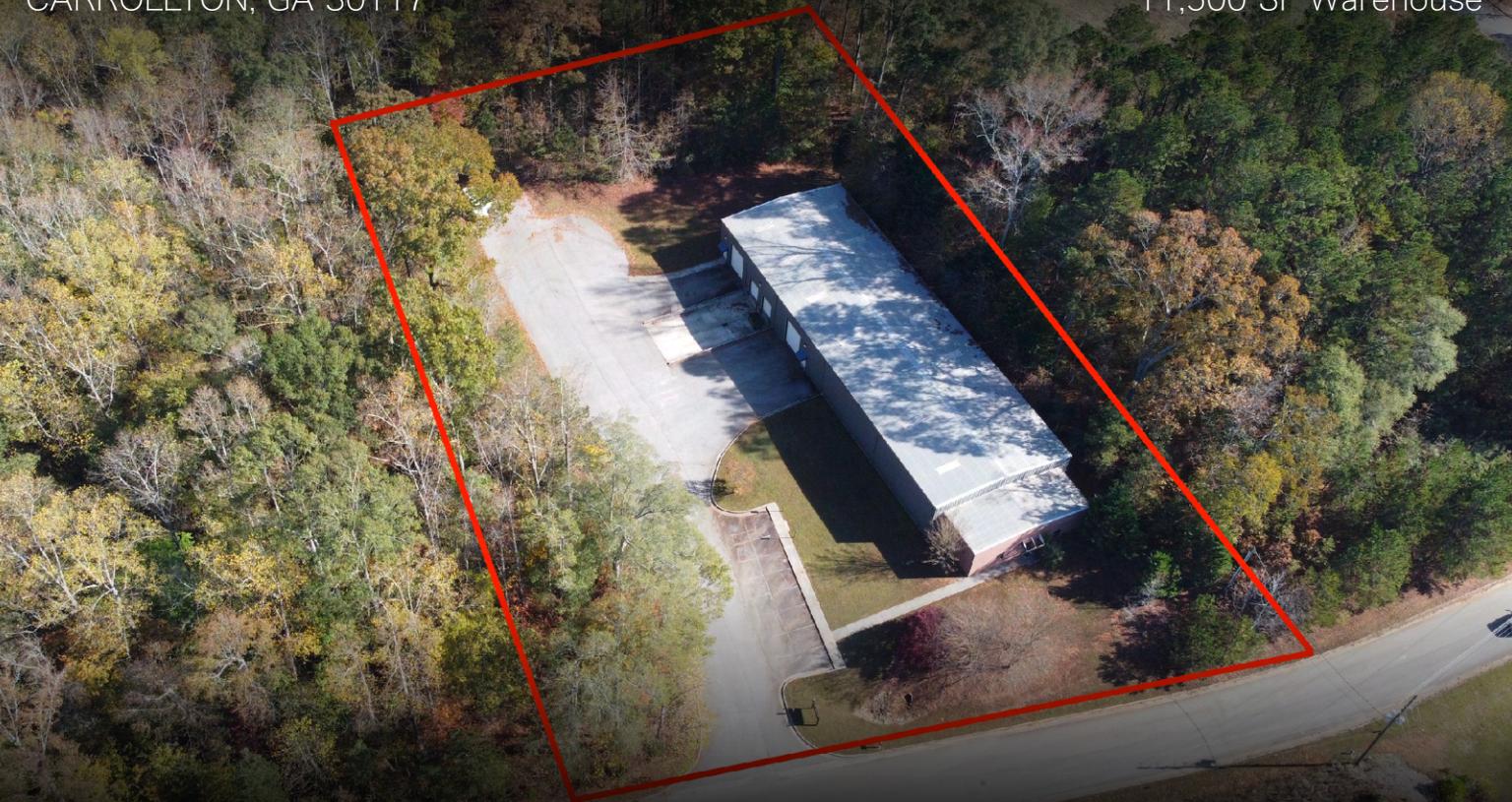


391 CABLE INDUSTRIAL WAY

CARROLLTON, GA 30117

FOR LEASE

11,500 SF Warehouse



JUDD SWARTZBERG

770.490.5235

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 **SWARTZ CO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present 391 Cable Industrial Way in Carrollton for lease. 391 Cable Industrial Way consists of a 11,500 SF clear span warehouse on 1.55 acres. The property is zoned M-2, which under Carroll County allows for a variety of industrial uses. The property has two drive-in doors, two dock-high doors, one restroom, 3-phase power, and approximately 1,000 SF of office space.

Please feel free to reach out to Judd with any questions regarding the property.

HIGHLIGHTS

- 11,500 SF
- \$8.50 PSF NNN
- 2 Drive-ins & 2 Dock-high (Drive-ins are 12W'x14'H)
- 1,000 SF +/- of Office Space
- 22' Clear Height
- Potential for Additional Outdoor Storage

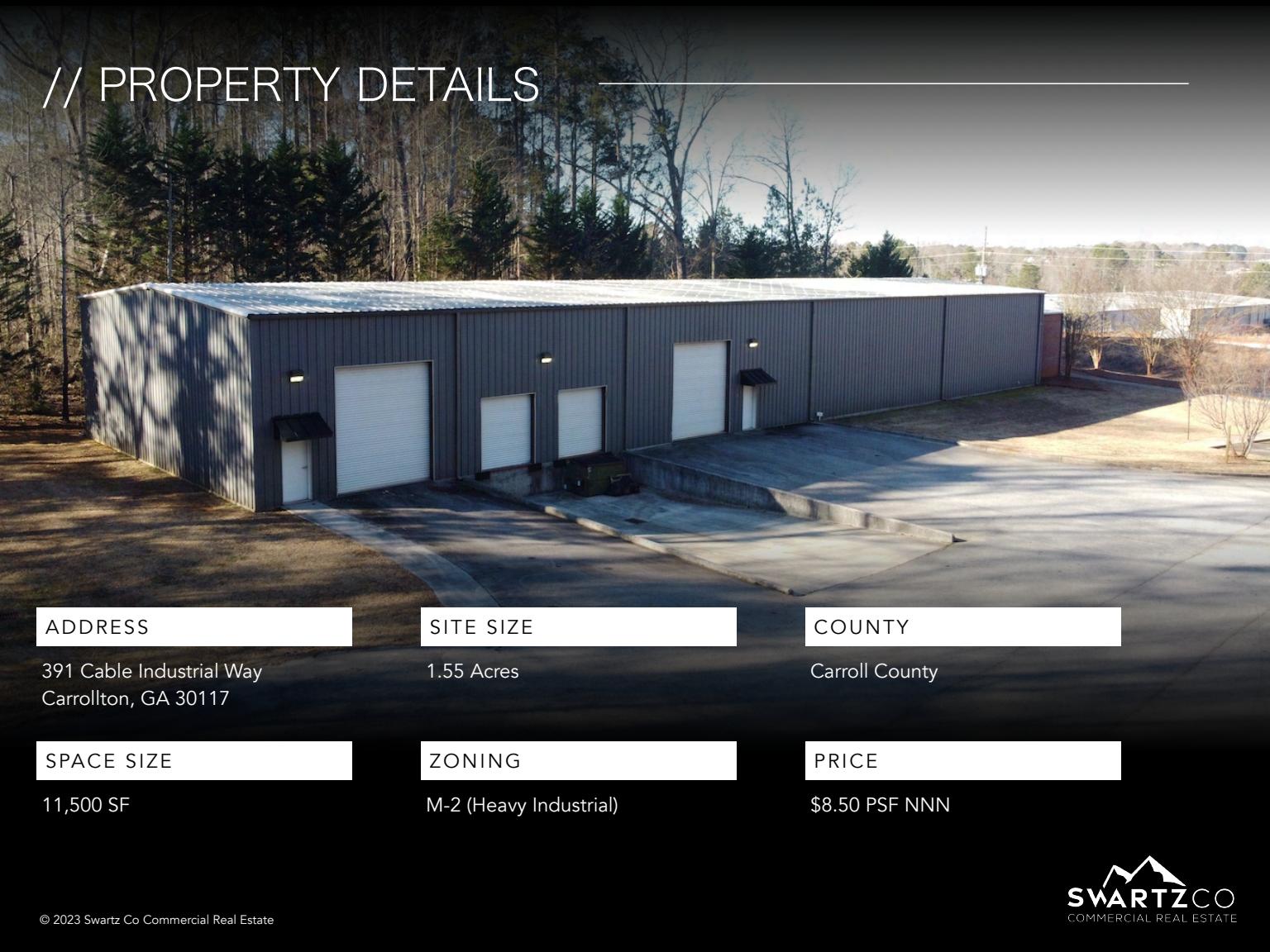
// INTERIOR PHOTOS



// EXTERIOR PHOTOS



// PROPERTY DETAILS



ADDRESS

391 Cable Industrial Way
Carrollton, GA 30117

SITE SIZE

1.55 Acres

COUNTY

Carroll County

SPACE SIZE

11,500 SF

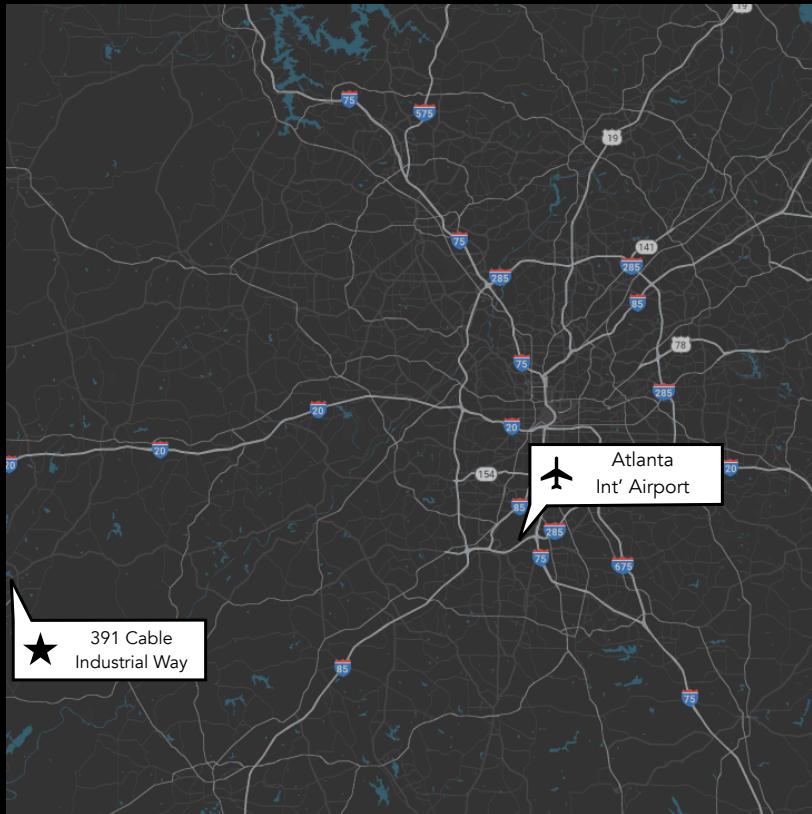
ZONING

M-2 (Heavy Industrial)

PRICE

\$8.50 PSF NNN

// LOCATION OVERVIEW



ABOUT THE AREA: CARROLLTON

Carrollton, Georgia, is a vibrant and business-friendly city that serves as a hub for commerce, education, and healthcare in west Georgia. With convenient access to major highways like I-20 and close proximity to the Atlanta metropolitan area, Carrollton offers excellent connectivity for businesses looking to reach both local and regional markets. The city is home to the University of West Georgia, providing a steady stream of talent and innovation, and boasts a thriving community with amenities that support both business growth and quality of life. Its strategic location and dynamic economy make Carrollton an attractive choice for businesses of all sizes.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	11,600	45,100	62,700
Avg. Household Income	\$48,900	\$55,300	\$58,900
Tot. Employees	9,168	36,500	51,100

// BROKER PROFILES



Judd Swartzberg

Sr. Associate
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Judd Swartzberg was born and raised in Atlanta, Georgia. Judd elected to build his career in commercial real estate by obtaining his real estate license in 2021 and joined the Swartz Co team at PHP Commercial. As Swartz Co became a private firm in 2022, Judd elected to transfer his license with them with the role of Commercial Associate. Judd learned early on how to deliver exceptional service and add client value.

Focusing on the greater Atlanta industrial market, Judd has had success in representing Tenants and Landlords in leasing, and buyers and sellers in sale transactions. With a strong passion for commercial real estate and a dependable dedication to his clientele, Judd is sure to deliver exceptional service and results.



Ryan Swartzberg

Founder/CEO
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Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.

// DISCLAIMER & LIMITING CONDITIONS

Swartz Co Commercial Real Estate has been exclusively chosen to facilitate the sale or lease of the Subject Property. This Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

A nighttime aerial photograph of the Atlanta skyline, featuring the Bank of America Plaza and other illuminated skyscrapers.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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